

IN THE BOARD OF SUPERVISORS

County of San Luis Obispo, State of California

_____ day _____, 20__

PRESENT: Supervisors

ABSENT:

RESOLUTION NO. _____

RESOLUTION AUTHORIZING CONVEYANCE OF COUNTY REAL PROPERTY INTERESTS IN THE WILLOW ROAD INTERCHANGE TO THE STATE OF CALIFORNIA, NIPOMO, SUPERVISORIAL DISTRICT NO. 4

The following resolution is hereby offered and read:

WHEREAS, On September 22, 2009 this Board adopted Resolutions No 2009-302 and 2009-303 requesting a new public road connection at Willow Road and State Route 101, hereinafter Willow Road Interchange Project, affirming County funding and delivery commitments, and authorizing the acquisition of real property for State Highway purposes; and

WHEREAS, On September 22, 2009 this Board also approved the County entering into Cooperative Agreement No. 05-0224 and Freeway Agreement No. 05-SLO-101-PM 0.0/7.5(hereinafter collectively the "Willow Agreements"), with the State of California in further support of the Willow Road Interchange Project; and

WHEREAS, the County acquired certain real property interests for the Willow Road Interchange Project as further described in the attached Parcel Description Page and in accordance with the Willow Agreements; and

WHEREAS, pursuant to Government Code Section 25365(a), this Board of Supervisors may convey its interest in real property to the State upon the terms and conditions as are agreed upon and without complying with any other provisions of said code, if the property or interest therein to be granted and conveyed or quitclaimed is not required for County use; and

WHEREAS, In accordance with the Willow Agreements, the real properties described in the attached Parcel Description Page, are encumbered with State Highway improvements, are not required for County use, and they are to be conveyed to the State as a condition of "Completion of Work" as further defined in said Willow Agreements; and

WHEREAS, the County Planning Director has previously determined that the County's acquisition of the described real properties does not necessitate the filing of a parcel map (File #PL 09-0062-SUB 2008-00096, SRB dated 10-05-2009) and that the prior acquisition and the proposed transfer are in conformity with the General Plan (File #DTM2009-00001, Planning Commission receive and file 09-24-2009); and

WHEREAS, the County Environmental Coordinator has previously determined that all requirements of the California Environmental Quality Act and the Public Resources Code have been met pursuant to the Environmental Impact Report filed for the Willow Road Interchange Project (State Clearing House #1995051-065 (WBS 300142.05) approved May, 2006) and the subsequent transfer of title to another public agency does not constitute a new project under CEQA; and

WHEREAS, it is in the public interest that the hereinafter described portions of said County real property be conveyed as proposed.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of San Luis Obispo, State of California, finds, declares and determines as follows:

1. That the recitals set forth above are true and correct.
2. That this Board finds, from all of the evidence submitted, that the interests in real property more particularly described in the Parcel Description Page, attached hereto and made a part hereof, are unnecessary for present or prospective County use.
3. The Chairperson is hereby authorized and directed to execute said conveyance of County real property and the Clerk shall return the executed original to the Department of Public works for further processing.
4. The Director of Public Works, or his designee, are hereby authorized and directed to execute any remaining escrow documents or procedures necessary to close the transaction(s) associated with the hereinabove described conveyance of County real property interests and deliver the original conveyance upon final processing to the County Clerk's office for final recordation.
5. That the County Clerk of the County of San Luis Obispo be and hereby is ordered and directed to record a certified copy of this resolution, attested by the Clerk under seal, in the Office of the County Recorder of the County of San Luis Obispo, State of California.

Upon motion of Supervisor _____, seconded by Supervisor _____, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

the foregoing Resolution is hereby adopted on the ____ day of _____, 20____.

Chairperson of the Board of Supervisors

ATTEST:

Clerk of the Board of Supervisors

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL
County Counsel

By: 
Deputy County Counsel

Dated: January 22, 2014

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STATE OF CALIFORNIA, }
County of San Luis Obispo, } ss.

I, _____, County Clerk and ex-officio Clerk of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of said Board of Supervisors, affixed this _____ day of _____, 20 _____.

(SEAL)

County Clerk and Ex-Officio Clerk of the Board of Supervisors

By _____
Deputy Clerk.

PARCEL DESCRIPTION PAGE

Page 1 of 2

PARCEL 11316-1

All that real property described on page 1 of "Exhibit B" in the Grant Deed to the COUNTY OF SAN LUIS OBISPO recorded May 26, 2010 in official records of said county as Document Number 2010024387, a copy of page 1 of said exhibit is attached hereto as **EXHIBIT "A"**.

PARCEL 11317-1

All that real property described on page 1 of "Exhibit B" in the Grant Deed to the COUNTY OF SAN LUIS OBISPO recorded June 7, 2010 in official records of said county as Document Number 2010026107, a copy of page 1 of said exhibit is attached hereto as **EXHIBIT "B"**.

PARCEL 11318-1

All that real property described on page 1 of "Exhibit B" in the Grant Deed to the COUNTY OF SAN LUIS OBISPO recorded Nov. 19, 2010 in official records of said county as Document Number 2010059083, a copy of page 1 of said exhibit is attached hereto as **EXHIBIT "C"**.

PARCEL 11319-1 And PARCEL 11319-2

That real property condemned by the COUNTY OF SAN LUIS OBISPO described in "Exhibit A" as "Fee-Right of Way" in the FINAL ORDER OF CONDEMNATION (F.O.C.) recorded Dec. 2, 2011 in official records of said county as Document Number 2011061078. Parcel 11319-1 being the same as *Parcel A* and Parcel 11319-2 being the same as *Parcel B*. { *Parcels A & B* are described in said F.O.C.}. A copy of the description for *Parcels A & B* per said F.O.C. is attached hereto as **EXHIBIT "D"**.

PARCEL 11320-1 And Parcel 11322-1

That real property condemned by the COUNTY OF SAN LUIS OBISPO described in "Exhibit A" as "Fee-Right of Way" in the FINAL ORDER OF CONDEMNATION recorded Oct. 18, 2011 in official records of said county as Document Number 2011051759. Parcel 11320-1 being that parcel described in said "Exhibit A" as *"Consisting of 45,112 square feet, more or less"*, a copy of said description is attached hereto as **EXHIBIT "G"**. Parcel 11322-1 being a combination of those **two** parcels described in said "Exhibit A" as follows; that parcel *"Consisting of 8,602 square feet, more or less"*, together with that parcel described in said "Exhibit A" as *"Fee-Right of Way- Uneconomic Remnant.. Consisting of 8,250 square feet, more or less"*. A copy of the descriptions for said two parcels is attached hereto as **EXHIBIT "F"**.

PARCEL 11321-1

All that real property described on page 1 of "Exhibit B" in the Grant Deed to the COUNTY OF SAN LUIS OBISPO recorded May 10, 2010 in official records of said county as Document Number 2010021638, a copy of page 1 of said exhibit is attached hereto as **EXHIBIT "E"**.

PARCEL DESCRIPTION PAGE

Page 2 of 2

EXCEPTING from parcels 11317-1, 11319-1, 11319-2 and 11322-1 those two parcels described in "Exhibit A" and "Exhibit B" in the Quitclaim Deed from the COUNTY OF SAN LUIS OBISPO to Michael J. Cavaletto Ranches, LLC recorded Dec. 2, 2011 in official records of said county as Document Number 201106107, a copy of the description provided in said Exhibits A & B is attached hereto as **EXHIBIT "A2"**.

ALSO EXCEPTING from parcels 11317-1, 11319-1, 11319-2 and 11322-1 that parcel described in "Exhibit B" in the Quitclaim Deed and Maintenance Covenant by and between the COUNTY OF SAN LUIS OBISPO and Michael J. Cavaletto Ranches, LLC recorded Nov. 13, 2013 in official records of said county as Document Number 2013063332, a copy of the description provided in said Exhibit B is attached hereto as **EXHIBIT "B2"**.

EXHIBIT A

LEGAL DESCRIPTION

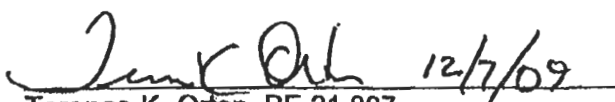
That portion of Parcel 1 of COAL 97-095 recorded in Document Number 2001-013987 on file in the office of the County Recorder in the County of San Luis Obispo, State of California more particularly described as follows:

Beginning at a 6-inch by 6-inch concrete highway marker located on the northeasterly right of way of U.S. Highway 101 bearing North 55°03'22" East, a distance of 90.00 feet from Engineer's Station 345+68.02 on the centerline of the California Department of Public Works Survey for State Highway Road V-SLO-2-F, as said centerline is depicted on the map filed in the State Highway Map Book 2, Pages 420 to 438 inclusive, records of said county, said marker being distant North 34°57'51" West, a distance of 3230.66 feet from a 6-inch by 6-inch concrete highway marker located on said northeasterly right of way, said point of beginning also being the beginning of curve concave southwesterly having a radius of 70,090.00 feet through which a radial of said curve bears North 55°03'21.5" East; thence northwesterly along said curve and said right of way through a central angle of 00°26'12.8", an arc distance of 534.44 feet to a point through which a radial of said curve bears North 54°37'08.7" East; thence continuing along said right of way North 35°23'32" West, a distance of 2068.46 feet to the True Point of Beginning (TPOB); thence departing from said right of way South 44°45'34" East, a distance of 240.12 feet; thence South 39°17'39" East, a distance of 211.85 feet; thence South 37°08'26" East, a distance of 45.33 feet to the southeasterly line of said Parcel 1; thence along said southeasterly line South 49°21'21" West, a distance of 55.11 feet to the northeasterly right of way of U.S. Highway 101; thence along said northeasterly right of way North 35°23'32" West, a distance of 498.63 feet to the True Point of Beginning.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to the grantor's remaining property, in and to said freeway.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 17,007 square feet, more or less.


Terence K. Orton, PE 21,807



091-251-016 April 1, 2009

Page 1 of 1

EXHIBIT B

LEGAL DESCRIPTION

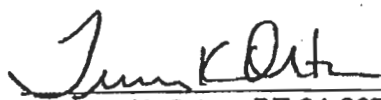
That portion of Parcel 2 of COAL 97-095 recorded in Document Number 2001-013988 on file in the office of the County Recorder of the County of San Luis Obispo, State of California more particularly described as follows:

Beginning at a 1 inch iron pipe marked LS 6192 located at the most westerly corner of Parcel 1 as said parcel is delineated on the map recorded in Book 80, at Page 7 of Records of Survey on file in the office of the County Recorder of said county and state, being distant South 49°18'13" West, 324.45 feet from a 1 inch iron pipe marked LS 6192 located at the most northerly corner of said Parcel 1; thence northeasterly along the line common to said Parcels 1 and 2, North 49°18'13" East, a distance of 235.15 feet; thence departing from said common line, North 40°46'01" West, a distance of 179.82 feet; thence South 66°35'16" West, a distance of 103.50 feet; thence North 45°09'04" West, a distance of 341.39 feet; thence North 37°08'26" West, a distance of 1242.46 feet to the northwesterly line of said Parcel 2; thence southwesterly along said northwesterly line, South 49°21'21" West, a distance of 55.11 feet to the northeasterly right of way of U.S. Highway 101; thence southeasterly along said right of way, South 35°23'32" East, a distance of 1569.83 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 70,090.00 feet, through which a radial of said curve bears North 54°37'08.7" East; thence southeasterly along the arc of said curve, through a central angle of 00°26'12.8", an arc distance of 534.44 feet, through which a radial of said curve bears North 55°03'21.5" East; thence South 34°57'51" East, a distance of 38.00 feet to the northwesterly corner of Parcel A, as Parcel A is described in the deed recorded in Volume 861, at Page 391 of Official Records on file in the office of the County Recorder of said county and state; thence departing from said right of way, along said northwesterly line of said Parcel A, North 55°02'09" East, a distance of 35.00 feet; thence, parallel with and distant 35.00 feet from the northeasterly right of way of U. S. Highway 101, North 34°57'51" West, a distance of 38.00 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 70,125.00 feet, through which a radial of said curve bears North 55°03'21.5" East; thence continuing parallel to said right of way, along the arc of said curve, through a central angle of 00°15'08.9", an arc distance of 309.01 feet to the Point of Beginning.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to the grantor's remaining property, in and to said freeway.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 198,902 square feet, more or less.

 12/1/09
Terence K. Orton, PE 21,807



091-251-017-H December 1, 2009

Page 1 of 1

EXHIBIT C

LEGAL DESCRIPTION

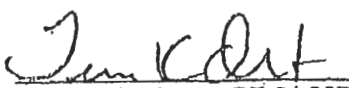
That portion of Parcel 4 of Parcel Map CO 72-007, as said parcel is delineated on the map recorded in Book 8, at Page 92 of Parcel Maps, together with a portion of Lot 7 of H. C. Ward's Subdivision of the Nipomo Rancho, according to the map of a re-survey of Lot 22 entitled "Map of Nipomo Reserve Tract" recorded in Book A, at Page 26 of Maps, in the County of San Luis Obispo, State of California both maps being on file in the office of the County Recorder of said county and state, more particularly described as follows:

Beginning at a 1¼-inch iron pipe marked LS 3877 located at the most westerly corner of said Parcel 4 being distant North 49°15'59" East, 236.54 feet from a 5/8-inch rebar and cap stamped RCE 31581 located at the most southerly corner of Parcel 5 as said parcel is delineated on Parcel Map CO 85-214 on file in the office of the County Recorder of said county and state in Book 48, at Page 26 of Parcel Maps; thence along the northwesterly line of said Parcel 4, North 49°15'59" East, a distance of 106.64 feet to the True Point of Beginning (TPOB); thence continuing along said northwesterly line, North 49°15'59" East, a distance of 608.05 feet to a point distant 35.00 feet southwesterly from the southwesterly right of way of U.S. Highway 101 and the beginning of a non-tangent curve concave to the southwest, having a radius of 69,875.00 feet, through which a radial of said curve bears North 54°49'15.2" East; thence southeasterly, parallel with said right of way and distant 35.00 feet, along the arc of said curve through a central angle of 00°14'06.4", an arc distance of 286.73 feet to a point through which a radial of said curve bears North 55°03'21.7" East; thence continuing parallel with said right of way, South 34°57'51" East, a distance of 38.04 feet to the northwesterly corner of Parcel B as said Parcel is described in the deed recorded in Volume 886 at Page 261 of Official Records, records of said county; thence along the northwesterly line of said Parcel B North 55°02'09" East, a distance of 35.00 feet to the southwesterly right of way of U.S. Highway 101; thence along said southwesterly right of way South 34°57'51" East, a distance of 60.00 feet to the southeasterly corner of said Parcel B; thence along the southeasterly line of said Parcel B South 55°02'09" West, a distance of 35.00 feet to the southwesterly corner of said Parcel B; thence distant 35.00 feet southwesterly of and parallel with the southwesterly right of way of U.S. Highway 101 South 34°57'51" East, a distance of 503.84 feet to the southeasterly line of said Parcel 4, said point bearing South 49°18'46" West, a distance of 35.18 feet from the southwesterly right of way of U.S. Highway 101, as measured along the prolongation of said southeasterly line of Parcel 4; thence along said southeasterly line South 49°18'46" West, a distance of 48.13 feet; thence departing from said southeasterly line, North 48°44'24" West, a distance of 163.48 feet; thence North 58°31'55" West, a distance of 712.57 feet; thence South 54°13'42" West, a distance of 231.36 feet; thence North 40°46'01" West, a distance of 23.76 feet to the True Point of Beginning.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to the grantor's remaining property, in and to said freeway.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 193,595 square feet, more or less.

 12/07/09
Terence K. Orton, PE 21,807

091-301-021-H December 1, 2009



Page 1 of 1

EXHIBIT D
LEGAL DESCRIPTION

That portion of Lots 6 and 7 of H. C. Ward's Subdivision of the Nipomo Rancho, according to the map of a re-survey of Lot 22 entitled "Map of Nipomo Reserve Tract" in the County of San Luis Obispo, State of California, recorded in Book A, at Page 26 of Maps on file in the Office of the County Recorder of said county and state, and more particularly described as follows:

Parcel A

Beginning at a 1-inch iron pipe marked LS 6192, located at the most westerly corner of Parcel 1, as shown on the map recorded in Book 80, at Page 7 of Records of Survey on file in the office of the County Recorder of said county and state, distant South 49°18'13" West, 324.45 feet from a 1-inch iron pipe marked LS 6192 located at the most northerly corner of said Parcel 1; thence along the northwesterly line of said Parcel 1, North 49°18'13" East, a distance of 126.56 feet; thence departing from said northwesterly line, South 40°41'47" East, a distance of 20.00 feet; thence South 29°41'52" West, a distance of 99.15 feet; thence South 56°52'19" West, a distance of 23.00 feet; thence South 33°07'41" East, a distance of 96.30 feet; thence South 21°49'05" East, a distance of 51.54 feet to a point on a curve concave, southwesterly having a radius of 70,125 feet through which a radial of said curve bears North 54°57'47.3" East, said point also being on the southwesterly line of said Parcel 1, distant 35.00 feet northeasterly of the northeasterly right of way of U.S. Highway 101, thence parallel with the northeasterly right of way of U.S. Highway 101, along said southwesterly line of said Parcel 1, northerly along said curve through a central angle of 00°09'34.7", an arc distance of 195.39 feet to the Point of Beginning.

Consisting of 6,824 square feet, more or less.

Parcel B

Beginning at a 1-inch iron pipe marked LS 6192, located at the most westerly corner of Parcel 1, as shown on the map recorded in Book 80, at Page 7 of Records of Survey on file in the office of the County Recorder of said county and state, distant South 49°18'13" West, 324.45 feet from a 1-inch iron pipe marked LS 6192 located at the most northerly corner of said Parcel 1; thence along the northwesterly line of said Parcel 1, North 49°18'13" East, a distance of 126.56 feet; thence departing from said northwesterly line, South 40°41'47" East, a distance of 20.00 feet; thence South 29°41'52" West, a distance of 99.15 feet; thence South 56°52'19" West, a distance of 23.00 feet; thence South 33°07'41" East, a distance of 96.30 feet; thence South 21°49'05" East, a distance of 51.54 feet to a point on a curve concave southwesterly having a radius of 70,125 feet through which a radial of said curve bears North 54°57'47.3" East, said point also being on the southwesterly line of said Parcel 1, distant 35.00 feet northeasterly of the northeasterly right of way of U.S. Highway 101; thence parallel with the said northeasterly right of way, along said southwesterly line of said Parcel 1, southerly along said curve through a central angle of 00°05'34.2", an arc distance of 113.62 feet to a point through which a radial of said curve bears North 55°03'21.5" East; thence continuing along said line of said Parcel 1 South 34°57'51" East, a distance of 38.00 feet to the most northerly

EXHIBIT D

LEGAL DESCRIPTION

corner of Parcel A as said Parcel A is described in the deed recorded in Volume 886 at Page 261 of Official Records on file in the office of the County Recorder of said county and state; thence along the northwesterly line of said Parcel A South 55°02'09" West, a distance of 6.81 feet the True Point of Beginning; thence continuing along said northwesterly line, South 55°02'09" West, a distance of 28.19 feet to the northeasterly right of way of U.S. Highway 101; thence along said right of way South 34°57'51" East, a distance of 60.00 feet to the most southerly corner of said Parcel A; thence along the southeasterly line of said Parcel A, North 55°02'09" East, a distance of 26.27 feet; thence North 33°07'41" West a distance of 60.03 feet to the True Point of Beginning.

Consisting of 1,634 square feet, more or less.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights, appurtenant to grantor's remaining property, in and to said freeway.

All bearings and distances used herein are based on the California Coordinate System 83, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

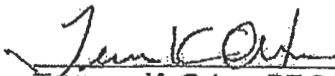
 3.3.10
Terence K. Orton, PE 21,807



EXHIBIT E

LEGAL DESCRIPTION

That portion of Parcel 5 of Parcel Map CO 85-214 in the County of San Luis Obispo, State of California, as said parcel is delineated on the map recorded in Book 48 at Page 26 of Parcel Maps on file in the office of the County Recorder of said county and state, more particularly described as follows:

Beginning at a 5/8-inch rebar and cap stamped RCE 31581 located at the most southerly corner of said Parcel 5, distant South 49°15'59" West, 236.54 feet from a 1¼-inch iron pipe marked LS 3877 located at the most northerly corner of Parcel D as said parcel is delineated on Parcel Map CO 74-055 on file in the office of the County Recorder of said county and state, in Book 15, at Page 27 of Parcel Maps; thence along the southwesterly line of said Parcel 5, North 28°42'50" West, a distance of 156.94 feet; thence departing from said line, North 44°08'28" East, a distance of 311.63 feet to the True Point of Beginning (TPOB); thence North 44°08'28" East, a distance of 234.70 feet; thence North 26°35'47" West, 367.57 feet; thence North 10°03'32" West, a distance of 715.86 feet; thence North 28°49'25" West, 550.81 feet to the southwesterly right of way of U.S. Highway 101; thence along said right of way, South 37°18'02" East, a distance of 46.88 feet; thence continuing along said right of way, South 35°23'32" East, a distance of 1431.10 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 69,910.00 feet, through which a radial of said curve bears North 54°37'08.8" East; thence southeasterly along the arc of said curve through a central angle of 00°26'12.8", an arc distance of 533.08 feet to a point through which a radial of said curve bears North 55°03'21.6" East; thence South 34°57'51" East, a distance of 38.04 feet to the most easterly corner of said Parcel 5; thence departing from said right of way of U.S. Highway 101, along the property lines of said Parcel 5, the following courses: South 55°02'09" West, a distance of 35.00 feet; thence parallel with and 35.00 feet distant from the southwesterly line of U.S. Highway 101, North 34°57'51" West, a distance of 38.04 feet to the beginning of a non-tangent curve concave southwesterly, having a radius of 69,875 feet, through which a radial of said curve bears North 55°03'21.7" East; thence continuing parallel with said right of way, northwesterly along the arc of said curve through a central angle of 00°14'06.4", an arc distance of 286.73 feet; thence leaving said parallel course, South 49°15'59" West, a distance of 608.05 feet; thence departing from the property line of said Parcel 5, North 40°46'01" West, a distance of 181.34 feet to the True Point of Beginning.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to the grantor's remaining property, in and to said freeway.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 436,413 square feet, more or less.

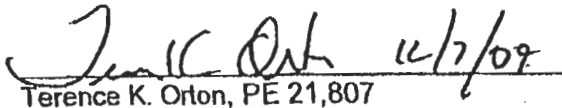

Terence K. Orton, PE 21,807



EXHIBIT F

LEGAL DESCRIPTION

That real property in the unincorporated area of the County of San Luis Obispo, State of California, being a portion of Parcel 2 of Parcel Map CO 89-389 as said parcel is delineated on the map recorded in Book 49 at Page 25 of Parcel Maps together with a portion of Lot 7 of H. C. Ward's Subdivision of the Nipomo Rancho, according to the map of a re-survey of Lot 22 entitled "Map of Nipomo Reserve Tract", recorded in Book A, at Page 26 of Maps, both maps being on file in the office of the County Recorder of said county and state, more particularly described as follows:

Beginning at a 6-inch by 6-inch concrete highway marker located on the northeasterly right of way of U.S. Highway 101, noted as bearing North 55°03'22" East, a distance of 90.00 feet from Engineer's Station 345+68.02 on the centerline of the California Department of Public Works Survey for State Highway Road V-SLO-2-F, as said centerline is depicted on the map filed in the State Highway Map Book 2, Pages 420 to 438 inclusive, records of said county, said marker being distant North 34°57'51" West, a distance of 3230.66 feet from a 6-inch by 6-inch concrete highway marker located at the most southerly corner of said Parcel 2 being also on said northeasterly right of way; thence southeasterly along said right of way South 34°57'51" East, a distance of 624.89 feet to the True Point of Beginning (TPOB); thence departing from said right of way North 30°05'12" West, a distance of 90.83 feet to the beginning of a tangent curve concave southwesterly having a radius of 2526.00 feet; thence northwesterly along the arc of said curve through a central angle of 03°02'29", an arc distance of 134.09 feet; thence tangent to the last described curve, North 33°07'41" West, a distance of 193.71 feet; thence North 56°52'19" East, a distance of 3.99 feet; thence North 33°07'41" West a distance of 109.12 feet to a point on the northwesterly line of Parcel One, as said Parcel is described in the deed recorded in Volume 886 at Page 261 of Official Records of said County and State; thence along the northwesterly line of said Parcel One, South 55°02'09" West, a distance of 29.27 feet to the northeasterly right of way of U.S. Highway 101; thence southeasterly along said right of way South 34°57'51" East, a distance of 526.89 feet to the True Point of Beginning.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to the grantor's remaining property, in and to said freeway.

All bearings and distances used herein are based on the California Coordinate System, Zone. 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 8,602 square feet, more or less.

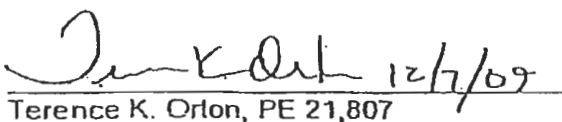

Terence K. Orton, PE 21,807



EXHIBIT F

LEGAL DESCRIPTION

That real property in the unincorporated area of the County of San Luis Obispo, State of California, being a portion of Lot 7 of H. C. Ward's Subdivision of the Nipomo Rancho, according to the map of a re-survey of Lot 22 entitled "Map of Nipomo Reserve Tract", recorded in Book A, at Page 26 of Maps, on file in the office of the County Recorder of the County of San Luis Obispo, State of California, more particularly described as follows:

Beginning at a 6-inch by 6-inch concrete highway marker located on the northeasterly right of way of U.S. Highway 101, noted as bearing North 55°03'22" East, a distance of 90.00 feet from Engineer's Station 345+68.02 on the centerline of the California Department of Public Works Survey for State Highway Road V-SLO-2-F, as said centerline is depicted on the map filed in the State Highway Map Book 2, Pages 420 to 438 inclusive, records of said county, said marker being distant North 34°57'51" West, a distance of 3230.66 feet from a 6-inch by 6-inch concrete highway marker located at the most southerly corner of Parcel 2 of Parcel Map CO 89-389 as said parcel is delineated on the map recorded in Book 49 at Page 25 of Parcel Maps, being also on said northeasterly right of way; thence southeasterly along said right of way South 34°57'51" East, a distance of 624.89 feet; thence departing from said right of way North 30°05'12" West, a distance of 46.85 feet to the True Point of Beginning (TPOB); thence North 30°05'12" West, a distance of 43.98 feet to the beginning of a tangent curve concave southwesterly having a radius of 2526.00 feet; thence northwesterly along the arc of said curve through a central angle of 03°02'29", an arc distance of 134.09 feet; thence tangent to the last described curb, North 33°07'41" West, a distance of 193.71 feet; thence North 56°52'19" East, a distance of 3.99 feet; thence North 33°07'41" West a distance of 109.12 feet to a point on the northwesterly line of Parcel One as said Parcel is described in the deed recorded in Volume 886 at Page 261 of Official Records of said County and State; thence along the northwesterly line of said Parcel One, North 55°02'09" East, a distance of 5.73 feet to the northeast corner of said Parcel One; thence southeasterly along the northeasterly line of said Parcel One, South 34°57'51" East, a distance of 477.09 feet to a point on the northwesterly line of said Parcel 2; thence southwesterly along said northwesterly line of Parcel 2, South 49°17'46" West, a distance of 31.17 feet to the True Point of Beginning.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to the grantor's remaining property, in and to said freeway.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 8,250 square feet, more or less.

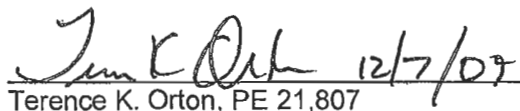

Terence K. Orton, PE 21,807



EXHIBIT G

LEGAL DESCRIPTION

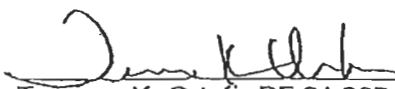
That portion of Parcel 1 of Parcel Map CO 89-389 in the County of San Luis Obispo, State of California, as said parcel is delineated on the map recorded in Book 49, at Page 25 of Parcel Maps and that portion of Lot 7 of H. C. Ward's Subdivision of the Nipomo Rancho, according to the map of a re-survey of Lot 22 entitled "Map of Nipomo Reserve Tract", recorded in Book A, at Page 26 of Maps, both maps on file in the office of the County Recorder of said county and state, more particularly described as follows:

Beginning at a 1¼ inch iron pipe with wood plug located at the most southerly corner of Parcel 4 of Parcel Map CO 72-007 as said parcel is delineated on the map recorded in Book 8, at Page 92 of Parcel Maps on file in the office of the County Recorder of said county and state, said point also being on the northwesterly line of said Parcel 1; thence along said northwesterly line, North 49°18'03" East, a distance of 473.70 feet to a ¾ inch iron pipe marked LS 2391; thence continuing along said line, North 49°18'46" East, a distance of 193.12 feet to the True Point of Beginning (TPOB); thence continuing along said line North 49°18'46" East, a distance of 48.13 feet to the most easterly corner of said Parcel 4; thence along the northeasterly line of Parcel 4, parallel with and distant 35.00 feet southwesterly of the southwesterly right of way of U.S. Highway 101; North 34°57'51" West, a distance of 503.84 feet to the southwesterly corner of Parcel B described in the deed recorded in Volume 886, at Page 261 of Official Records on file in the office of the County Recorder of said county and state, thence along the southeasterly line of said Parcel B, North 55°02'09" East, a distance of 35.00 feet to the southwesterly right of way of U.S. Highway 101; thence along said right of way, South 34°57'51" East, a distance of 1839.45 feet; thence departing from said right of way, North 36°07'11" West, a distance of 900.78 feet; thence North 41°06'48" West, a distance of 298.30 feet; thence North 48°44'24" West, a distance of 137.59 feet to the True Point of Beginning.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to the grantor's remaining property, in and to said freeway.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 45,112 square feet, more or less.

 12/7/09
Terence K. Orton, PE 21,807



091-301-041-H December 1, 2009

Page 1 of 1

EXHIBIT A2

(Exhibit A per Document No. 201106107)

LEGAL DESCRIPTION

A portion of Parcel 2 of COAL 97-095 recorded in Document Number 2001-013988 on file in the office of the County Recorder of the County of San Luis Obispo, State of California more particularly described as follows:

Beginning at a 1-inch iron pipe marked LS 6192, located at the most westerly corner of Parcel 1, as shown on the map recorded in Book 80, at Page 7 of Records of Survey on file in the office of the County Recorder of said county and state, distant South 49°18'13" West, 324.45 feet from a 1-inch iron pipe marked LS 6192 located at the most northerly corner of said Parcel 1, said point of beginning also being the beginning of a curve concave southwesterly having a radius of 70,125.00 feet, through which a radial of said curve bears North 54°48'13" East; thence southeasterly, parallel with and distant 35.00 feet northeasterly of the northeasterly right of way of U.S. Highway 101, along the southwesterly line of said Parcel 1 and along the arc of said curve through a central angle of 00°11'12.8", an arc distance of 228.74 feet to the True Point of Beginning (TPOB); thence continuing parallel with said right of way, along said southwesterly line, southeasterly along the arc of said curve through a central angle of 00°03'56.1", an arc distance of 80.26 feet, through which a radial of said curve bears North 55°03'22" East; thence continuing along said southwesterly line of said Parcel 1 South 34°57'51" East, a distance of 38.00 feet to the northeasterly corner of Parcel A as said Parcel A is described in the deed recorded in Volume 886 at Page 261 of Official Records on file in the office of the County Recorder of said county and state; thence along the northwesterly line of said Parcel A South 55°02'09" West, a distance of 3.81 feet; thence leaving said northwesterly line, North 33°07'41" West, a distance of 118.32 feet to the True Point of Beginning (TPOB);

There shall be no abutter's rights of access appurtenant to the above described property, in and to the adjacent State freeway.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 225 square feet, more or less.

EXHIBIT A2

(Exhibit B per Document No. 201106107)

LEGAL DESCRIPTION

That real property in the unincorporated area of the County of San Luis Obispo, State of California, being a portion of Lot 7 of H. C. Ward's Subdivision of the Nipomo Rancho, according to the map of a re-survey of Lot 22 entitled "Map of Nipomo Reserve Tract", recorded in Book A, at Page 26 of Maps, on file in the office of the County Recorder of the County of San Luis Obispo, State of California, more particularly described as follows:

Beginning at a 6-inch by 6-inch concrete highway marker located on the northeasterly right of way of U.S. Highway 101, noted as bearing North 55°03'22" East, a distance of 90.00 feet from Engineer's Station 345+68.02 on the centerline of the California Department of Public Works Survey for State Highway Road V-SLO-2-F, as said centerline is depicted on the map filed in the State Highway Map Book 2, Pages 420 to 438 inclusive, records of said county, said marker being distant North 34°57'51" West, a distance of 3230.66 feet from a 6-inch by 6-inch concrete highway marker located at the most southerly corner of Parcel 2 of Parcel Map CO 89-389 as said parcel is delineated on the map recorded in Book 49 at Page 25 of Parcel Maps, being also on said northeasterly right of way; thence southeasterly along said right of way South 34°57'51" East, a distance of 624.89 feet; thence departing from said right of way North 30°05'12" West, a distance of 46.85 feet to the True Point of Beginning (TPOB); thence North 30°05'12" West, a distance of 43.98 feet to the beginning of a tangent curve concave southwesterly having a radius of 2526.00 feet; thence northwesterly along the arc of said curve through a central angle of 03°02'29", an arc distance of 134.09 feet; thence tangent to the last described curb, North 33°07'41" West, a distance of 193.71 feet; thence North 56°52'19" East, a distance of 3.99 feet; thence North 33°07'41" West a distance of 109.12 feet to a point on the northwesterly line of Parcel One as said Parcel is described in the deed recorded in Volume 886 at Page 261 of Official Records of said County and State; thence along the northwesterly line of said Parcel One, North 55°02'09" East, a distance of 5.73 feet to the northeast corner of said Parcel One; thence southeasterly along the northeasterly line of said Parcel One, South 34°57'51" East, a distance of 477.09 to a point on the northwesterly line of said Parcel 2; thence southwesterly along said northwesterly line of Parcel 2, South 49°17'46" West, a distance of 31.17' feet to the True Point of Beginning.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to the grantor's remaining property, in and to said freeway.

All bearings and distances used herein are based on the California Coordinate System, Zone 5. Multiply all distances by 1.000081924 to obtain ground level distances.

Consisting of 8,250 square feet, more or less.

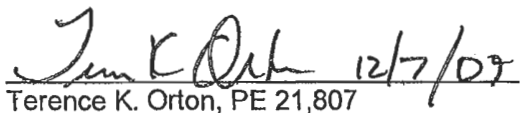

Terence K. Orton, PE 21,807



EXHIBIT B2

LEGAL DESCRIPTION

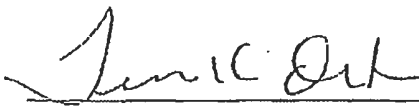
That real property in the unincorporated area of San Luis Obispo County, California consisting of portions of the following properties: Parcel 2 of COAL 97-095 as said parcel is described in the deed recorded in Document Number 2001-013988 of Official Records, Parcel 2 of Parcel Map CO 89-389 as said parcel is delineated on the map recorded in Book 49 at Page 25 of Parcel Maps, Lot 7 of H. C. Ward's Subdivision of the Nipomo Rancho according to the map of a re-survey of Lot 22 titled "Map of Nipomo Reserve Tract" recorded in Book A at Page 26 of Maps, Parcel 1 as said parcel is described in the deed recorded in Volume 3433 at Page 26 of Official Records, and Parcel A as said parcel is described in the deed recorded in Volume 886 at Page 261 of Official Records, all afore-mentioned documents being on file in the office of the County Recorder of San Luis Obispo County, State of California, said property being more particularly described as follows:

Beginning at a 1-inch iron pipe marked LS 6192 located at the southeasterly corner of Parcel 1 as shown on the map recorded in Book 80 at Page 7 of Records
Of Survey on file in the office of the County Recorder, County of San Luis Obispo, State of California, distant North $49^{\circ}17'46''$ East, 446.79 feet from a 1-inch iron pipe marked LS 6192 located at the southwesterly corner of said Parcel 1; thence North $69^{\circ}34'59''$ West, a distance of 782.58 feet to a point on the southwesterly property line of said Parcel 1, said point being the True Point of Beginning (TPOB) and the beginning of curve, a radial of said curve through said point bearing North $54^{\circ}57'47.3''$ East, thence along said southwesterly line, in a southeasterly direction along said curve, concave southwesterly having a radius of 70,125.00 feet, through a central angle of $00^{\circ}01'38.1''$, an arc distance of 33.35 feet through which a radial of said curve bears North $54^{\circ}59'25.4''$ East; thence departing from said southwesterly line, along the southwesterly line of the property described in the deed recorded in Document Number 2011061077 of Official Records on file in the office of the County Recorder of said county and state, South $33^{\circ}07'41''$ East, a distance of 118.32 feet; thence South $55^{\circ}02'09''$ West, a distance of 3.00 feet; thence along the northeasterly line of Parcel B as said parcel is described in the deed recorded in Document Number 2011061077 of Official Records on file in the office of said County Recorder, South $33^{\circ}07'41''$ East, a distance of 60.03 feet to the northwesterly line of the property titled "Fee-Right of Way", the plat of which is labeled "Exhibit C-2" described in Document Number 2011051759 of Official Records on file in the office of said County Recorder; thence along said northwesterly line, North $55^{\circ}02'09''$ East, a distance of 3.00 feet; thence along the southeasterly line of said property, South $33^{\circ}07'41''$ East, a distance of 109.12 feet; thence South $56^{\circ}52'19''$ West, a distance of 3.99 feet; thence South $33^{\circ}07'41''$ East, a distance of 193.71 feet to the beginning of a tangent curve; thence southeasterly along said curve, concave southwesterly having a radius of 2,526.00 feet, through a central angle of $03^{\circ}02'29''$, an arc distance of 134.09 feet; thence tangent to last described curve, South $30^{\circ}05'12''$ East, a distance of 43.98 feet; thence departing from said southeasterly line, North $34^{\circ}57'51''$ West, a distance of 19.77 feet; thence North $30^{\circ}09'21''$ West, a distance of 31.38 feet to the beginning of a tangent curve; thence in a

EXHIBIT B2

northwesterly direction along said curve, concave southwesterly having a radius of 2,361.00 feet, through a central angle of $02^{\circ}52'44''$, an arc distance of 118.64 feet; thence tangent to last described curve, North $33^{\circ}02'06''$ West, a distance of 218.89 feet; thence North $32^{\circ}46'25''$ West, a distance of 72.44 feet; thence North $32^{\circ}58'54''$ West, a distance of 94.97 feet; thence North $32^{\circ}50'09''$ West, a distance of 100.59 feet; thence North $32^{\circ}00'55''$ West, a distance of 22.83 feet; thence North $21^{\circ}49'05''$ West, a distance of 13.33 feet to the True Point of Beginning.

Containing 1,870 square feet, more or less.

 7/5/13
Terence K. Orton, PE 21,807

